



Loudoun County, Virginia

www.loudoun.gov

Department of Building and Development

Zoning Administration / MSC# 60

1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000

Administration: 703-777-0397 • Fax: 703-771-5215

September 24, 2013

Mr. David A. Bryant
Comstock Development Services, LC
1886 Metro Center Drive, 4th Floor
Reston, VA 20190

RE: ZCOR 2013-0137

Parking Adjustment (Phase I Loudoun Station, FIDP 2008-0001)

PIN: 088-16-7575	089-46-8658	089-47-0533
089-47-1719	089-47-0508	089-46-9226
089-46-7548	089-46-6163	089-46-4753
089-46-5834	089-46-7413	089-46-8994
089-46-7684	089-46-6102	089-46-4224
089-46-2840	089-46-9208	089-46-6740
089-46-5314	089-46-2227	089-46-6583
089-46-0327	089-46-1316	089-46-1809
089-46-2408	089-46-2700	089-46-2993
089-46-3894	089-46-4287	089-46-4582
089-46-5476	089-36-6561	

Dear Mr. Bryant:

This correspondence is in response to your August 21, 2013 correspondence to Nicole Dozier, Loudoun County Zoning Administrator, requesting a determination concerning a request for an Adjustment to Parking Requirements pursuant to Section 5-1102(F)(5)(a). Specifically, you have requested a reduction of 300 spaces of the required parking for the above referenced properties which constitute all of the parcels subject to the Final Development Plan for Phase I of Loudoun Station (FIDP 2008-0001). The short answer to your inquiry is that it is hereby determined that your request conforms to the requirements of Section 5-1102(F)(5)(a) and is hereby approved. A more detailed explanation follows.

The subject parcel is zoned Planned Development – Transit Related Center (PD-TRC) and is subject to the provisions of the Revised 1993 Loudoun County Zoning Ordinance (Zoning Ordinance). The parcels are also subject to the Airport Impact Overlay District (AI), over 60 Ldn. The subject parcels are also subject to the proffers and Concept Development Plan accepted in association with the approval of Zoning Map Amendment (ZMAP) 2002-0005, Loudoun Station, on December 15, 2003.

The subject parcels, combined, total 26.42 acres in size, and were designated on the Concept Development Plan for a mixed use development. The development is to be developed in phases, and prior to advancing to Phase 2, proffer I.B. requires that “bus services and facilities are planned, scheduled, designed and fully funded as defined by the Zoning Ordinance”. The

applicant has agreed to provide a 300 parking space, three bus bay, public transit facility, in order to allow for such bus service to the property. Section 5-1102(F)(5)(a) allows for the Zoning Administrator to approve a reduction in the number of required parking spaces "for any use, building or complex within 1,000 feet of any regularly scheduled bus stop equal to the substantiated and verifiable projections of use of public transportation by users of the building or complex".

At full build out of Phase 1, 2,248 parking spaces are required, per the approved FIDP. You have submitted a Parking Demand Analysis which shows the parking required for the current level of Phase 1 development to be 1,504 parking spaces. This number excludes the parking that will be required when the two office building parcels immediately south of Grammercy Park Drive are constructed. The requested reduction in the number of required spaces by 300 spaces represents a 19.9% reduction in the currently required parking spaces, which falls within the limit of the 20% reduction allowed pursuant to Section 5-1102(F)(5)(a).

I have also received confirmation from the Department of Transportation and Capital Infrastructure (DTCI) that the proposed reduction in the currently required, and provided, parking spaces is justified, and can be substantiated and verified, based on the projected travel capacity for the buses that are to be assigned to serve this proposed bus transit facility. DTCI has estimated that they will assign two buses to a Metro-Connection service from Loudoun Station, which can accommodate up to 55 passengers, and which they anticipate will make four trips apiece, per morning. They have further estimated, based on historical ridership levels, that the buses will run at about 85% capacity, translating into a ridership of 374 riders who would originate from or be destined to Loudoun Station. The County assumes that a majority of these riders would be residents of Loudoun Station or employees or patrons of businesses in Loudoun Station.

Therefore, based on the above analysis, your request for an adjustment to the parking requirements for Phase 1 of Loudoun Station based on the availability of a transit facility is hereby approved. This approval is based on the requirement that Phase 1 of Loudoun Station provide 300 spaces for those using the transit facility, and the continued provision of 1,204 spaces for the current development in Phase 1 of Loudoun Station. Additionally, as Phase 1 of Loudoun Station continues to be constructed, additional parking will have to be provided to accommodate the additional construction. However, the required number of parking spaces for Phase 1 of Loudoun Station will be adjusted from the maximum 2,248 shown on the approved FIDP to a maximum of 1,948, with the actual number of spaces required to be based on the actual levels of development realized.

This approval is contingent on fulfillment of the requirements of Section 5-1102(F)(1)(c). This section specifies that a covenant must be executed for a period of twenty years, guaranteeing that the owner will provide the additional 300 spaces if the Zoning Administrator, upon thorough investigation of the actual utilization of parking spaces at Phase 1 Loudoun Station, recommends to the Board of Supervisors, and the Board concurs, that the approved reduction be modified or revoked. Such covenant should be submitted to the County's Department of Building and Development for review and approval. Additionally, the 300 spaces provided for the transit facility will need to conform to the limits of parking in the Outer Core of Loudoun Station, as submitted with your adjustment request, and as shown on Attachment 1.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator, or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. This opinion is valid as of the date of this letter and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the text of the Zoning Ordinance as it exists today, September 24, 2013, and such text is subject to change.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by any decision of the Zoning Administrator or by any order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the Revised 1993 Zoning Ordinance may appeal said decision within thirty (30) days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days. An application package for an appeal to the Board of Zoning Appeals may be obtained by visiting the Loudoun County Government Center, 1 Harrison St., S.E., Second Floor, Customer Service, Leesburg, VA. Two copies of the completed application must be submitted to the Department of Building and Development, Customer Service counter, with the fee payment of \$350.00, within 30 days from the date of this letter.

Please contact me at 703-777-0507 if I can provide any additional information or assistance regarding the above matter.

Sincerely,

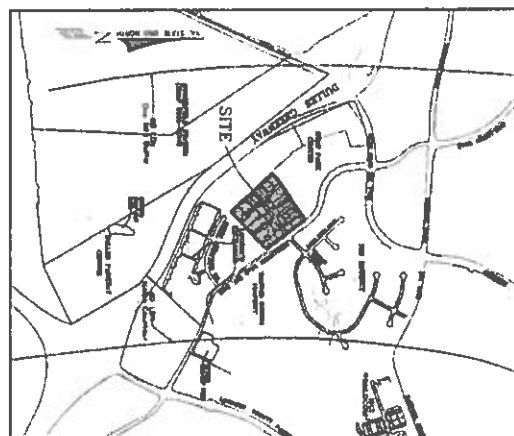
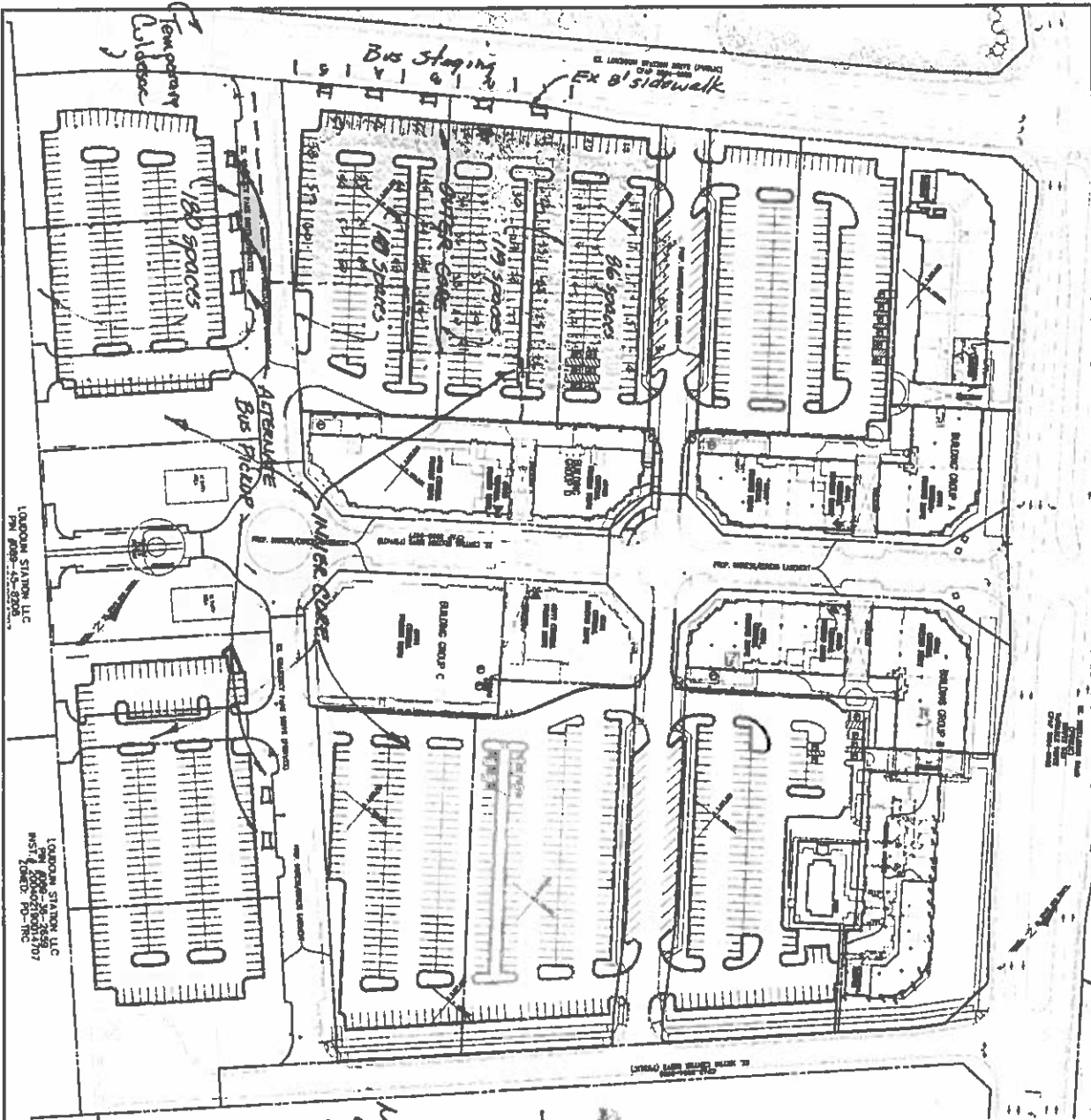


Larr Kelly
Planner, Zoning Administration

Attachment: Exhibit denoting the Limits of 300 Spaces in Outer Core

cc: Nichole Dozier, Zoning Administrator
Mark Stultz, Deputy Zoning Administrator
Ron Brown, Deputy County Attorney
Matthew F. Letourneau, Dulles District Supervisor
Scott K. York, Chairman, Board of Supervisors
CLS Phase 1, LC (Owner) 1886 Metro Center Drive, 4th Floor, Reston, VA 20190-5288
Comstock Loudoun Station, LC (Owner) 1886 Metro Center Drive, 4th Floor, Reston, VA 20190-5288

Bus Staging



Denotes limits of approx
300 spaces in outer care

Approx. b. 1881-1901
Inner Care b. 1901-1920
Outer Care b. 1920-1940

32472

NOTE: Current Ordinance prohibit commercial parking in the street

5 CORRAL CANYON RD. CORRAL CANYON, NM 87001

Robert Brown 3/22/20
2/24/20 0412

26 10 1961
DIRECTOR, OFFICE OF AIRMAILS AND GEOGRAPHIC INFORMATION

[illegible]

SKETCH PLAN
INTERIM BUS FACILITY

**LOUDOUN STATION
PHASE 1 BUILDINGS**
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA


urban

Ulrich, Lutz
c/o Technology Center
11000 Highway 20
Box 10000
Austin, Texas 78761

PLAN QA
03-22-
04-08-
03-23-

[illegible]

DEC 2012